

Started: 5:52 p.m.

Ended: 5:56 p.m.

Item #1.6

**Conditional Use Permit
& Site Plan Approval:**

**Drive-Thru Service Window –
Dutch Bros. Coffee Shop
512 N. Shary Road
Lot 2, Amended Map of Mission Crossing
C-3
Sam Moore**

Ms. De Luna went over the write-up stating the subject site was located approximately 170' south of E. 6th Street along the east side of N. Shary Road. The applicant is proposing a 950 sq.ft. modular building for a coffee shop with a drive-thru service window. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The primary access will be from the existing shared access easement running north and south within and along the west side of the Lot. The drive-thru lane could accommodate up to 34 vehicles allowing traffic to flow to and from the site.

- **Hours of Operation:** Monday – Sunday from 5:00 a.m. to 11:00 p.m.
- **Staff:** 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guest in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru. Dutch Bros has achieved a 35 second ticking time, which is the timeframe that a guest pulls up to the drive-thru and drives off with their order.
- **Parking:** A total of 39 parking spaces are allocated to serve the business. A parking area of 18 stalls will be built along the southern lot line to be attached to both the front and rear existing access easements.
- **Landscaping & Lighting:** Landscaping and lighting requirements will be met. An enclosed dumpster will be located within the Lot to be screened with a 6' block fence with opaque (solid) gates.
- Compliance with Building, Fire, Health & Sign Codes.

REVIEW COMMENTS: Staff mailed out 18 notices to residents within 200' radius and as of this writing we have not had any calls or letters in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to: 1) 1 year re-evaluation to assess this new operation, 2) Compliance with Building, Fire, Health and Sign Codes, 3) acquisition of a business license and 4) CUP not transferable to others.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

Mr. Sam Moore the applicant stated he was the developer and he was present to answer any questions.

Chairwoman Izaguirre asked the board if they had questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the request as per staff recommendation. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.